

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED PRICES FOR DISPOSITION PARCELS RR-53 AND RR-81
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area Project No. Mass. R-56 hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, two (2) independent reuse appraisers of the value of the parcel listed hereon for uses in accordance with the objectives and controls of the Urban Renewal Plan for the Project Area have been obtained:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

THAT the following proposed price for buildable parcel be hereby approved and determined to be not less than the fair value of the parcel for use in accordance with the Urban Renewal Plan for the Project Area:

DISPOSITION PARCEL	LOCATION	RECOMMENDED MINIMUM DISPOSITION PRICE
RR-53	VL 23 Pelham Street	\$1,400
RR-81	22 Sussex Street	\$ 720

SOUTH END URBAN RENEWAL AREA

MASS. R-56

SUMMARY OF REUSE VALUE DATA

<u>Parcel</u>	<u>Area Sq.Ft.</u>	<u>Reuse</u>	<u>Laudati</u>	<u>Ryan- Elliott</u>	<u>Recommended Minimum Disposition Price</u>
RR-53	2,280	Open Space	\$1,400	\$2,600	\$1,400
RR-81	444	Residential Rehab (Single)	\$4,900	\$ 600	\$ 720

RR-81 is a single family rehabilitation parcel. Considering the area, cost to rehab, and size of the parcel, we agree with second appraiser's value. To this value, we have added 20% as instructed by H.U.D. regulations.

Parcel RR-53 is intended for open space, to be used in conjunction with adjoining dwellings. For this use, we consider a value of \$1,400 to be fair.

PARCEL RR-81

LOCATION 22 Sussex St.

USE Resid.-Rehab.

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AREA 444 sq. ft.

WIDTH 15 ft.

DEPTH Irregular

ccess Sussex St.

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ZONING

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FARMLAND BOUNDARIES AND OTHER LAND MARKS ON
CITY ASSESSOR'S MAPS ARE APPROXIMATE.
PENDING FINAL SURVEYS.

FOR DEATH, 31,000 USE CONTRACEPTION

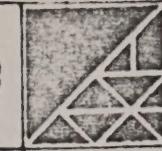
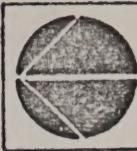
SOUTH END URBAN REDEVELOPMENT PLAN

AS APPROVED BY THE

SEPT. 23, 1965

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DISPOSITION PARCELS



**SOUTH END
URBAN RENEWAL AREA
MASSACHUSETTS R-56**

BOSTON REDEVELOPMENT AUTHORITY

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CONTINUATION

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MEMORANDUM

September 6, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: REQUEST FOR APPROVAL OF MINIMUM DISPOSITION PRICES
SOUTH END URBAN RENEWAL AREA - PARCELS RR-53, RR-81
PROJECT NO. MASS. R-56

Summary: This memorandum requests approval of minimum disposition prices for two (2) parcels in the South End Urban Renewal Area.

A number of Disposition sites located within the South End Urban Renewal Area are intended for residential use. These sites must be appraised and sold in accordance with Authority policy and procedures.

The two sites will be developed for residential use. These parcels were appraised by Peter A. Laudati and Ryan-Elliott and Company. A summary sheet, indicating both reuse appraisal values and the recommended price for each parcel, is attached.

Based upon the valuations listed on the attached sheet, and the proposed development which is in accordance with the South End Urban Renewal Plan, it is recommended that the Authority adopt the attached Resolution approving the minimum disposition prices listed thereon.

An appropriate Resolution is attached.

Attachment

